

NW OAKCREST DR

NW GILMAN BLVD

1-90

19TH AVE NW

18TH AVE NW

BENTON ROAD

NEWPORT WAY NW

NW MAPLE ST

ISSAQUAH

SITE

SCALE: 1" = 500

P01	TITLE SHEET & DETAILS
P02	EXISTING CONDITIONS PLAN
P03	OFFSITE IMPROVEMENTS
P04	ONSITE IMPROVEMENTS
P05	LANDSCAPE PLAN



NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. 611081980. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIDELITY NATIONAL TITLE COMPANY'S COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 18, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2015.
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

CAPITAL IMPROVEMENT PROJECT

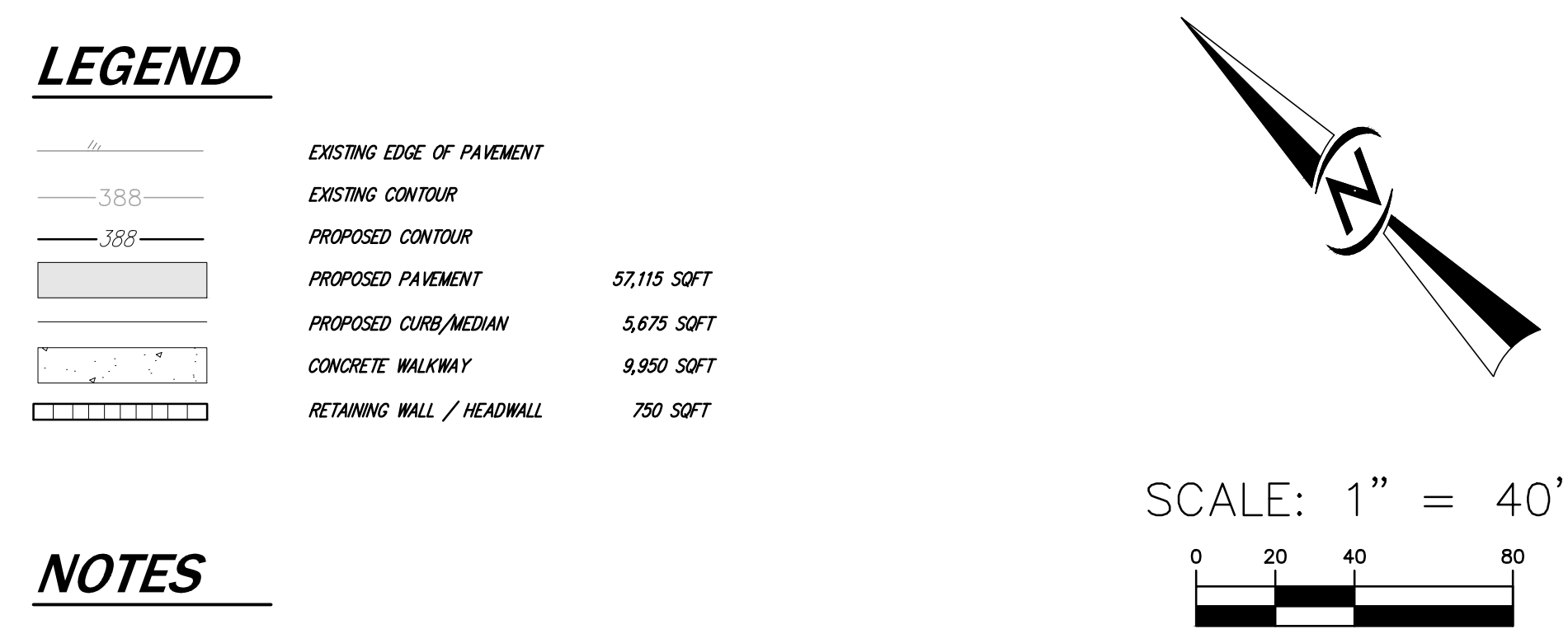
* AT THE NORTH END OF THE PROPERTY, AT THE NEWPORT WAY R/W, DOUBLE CULVERTS (2-24" PIPES) CONVEY FLOWS FROM THE DITCH ON THE EAST SIDE OF THE ROADWAY. THE PRIMARY SOURCE OF THESE FLOWS BEING FROM ANTI-AIRCRAFT CREEK, A STREAM THAT ORIGINATES FROM COUGAR MOUNTAIN. IT HAS BEEN REPORTED THAT, "THIS STREAM CARRIES A LARGE AMOUNT OF SEDIMENT DURING MAJOR RAINFALL EVENTS, FILLING THE CULVERT UNDER NEWPORT WAY AND SPILLING WATER AND DEBRIS OVER THE ROADWAY." THIS STREAM IS TO BE RELOCATED AS A PART OF THE CITY'S 2013-2018 CAPITAL IMPROVEMENT PLAN. THE PROJECT PROPOSED TO INSTALL A LARGER BOX CULVERT UNDER THE ROADWAY, WITH RECONFIGURE ALIGNMENT. EFFORTS BETWEEN THIS PROJECT AND THE CITY'S CAPITAL IMPROVEMENT PROJECT WILL BE COORDINATED.


LEGEND

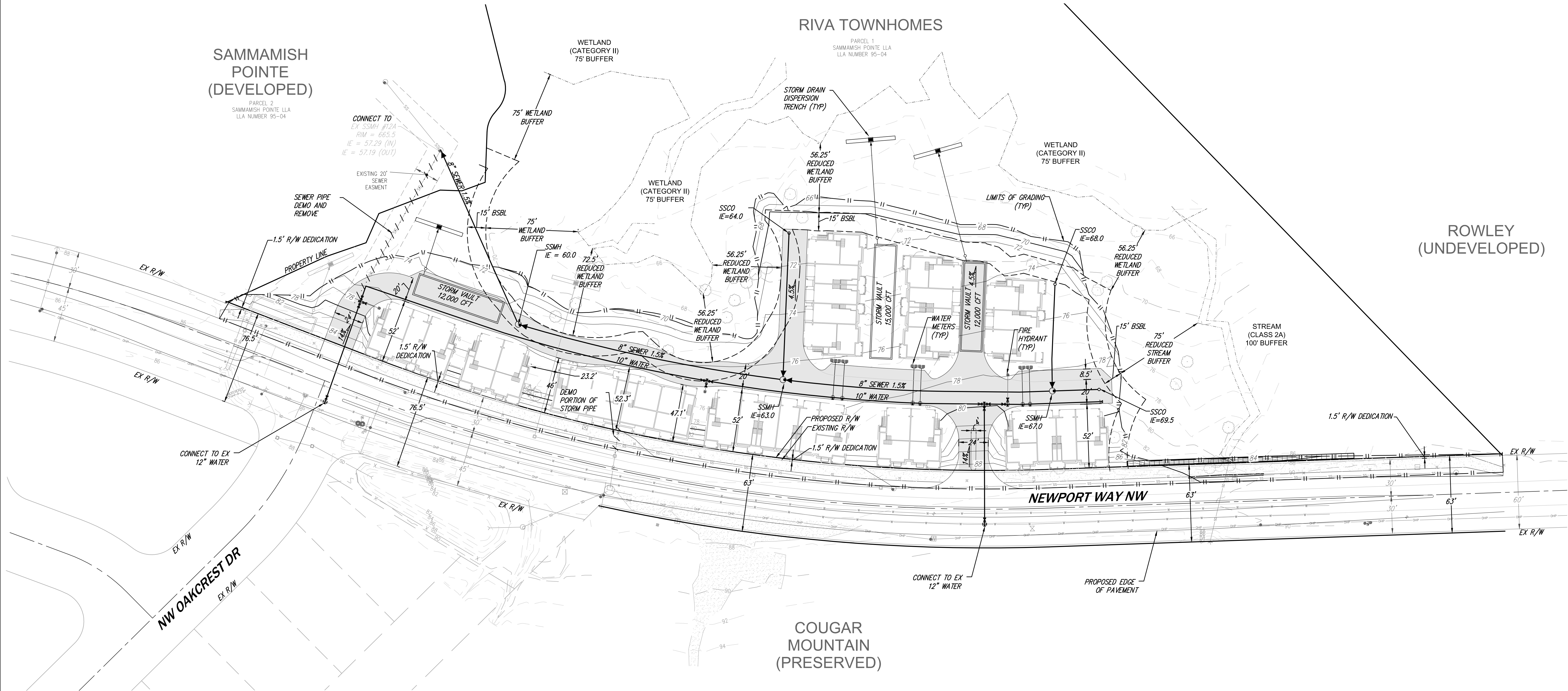
- POWER/UTILITY POLE
- TRAFFIC SIGNAL BOX
- LUMINAIRE
- GLY ANCHOR
- AREA LIGHT
- BOLLARD
- WATER VALVE
- WATER METER
- FIREHYDRANT
- HOSE BIB
- COMMUNICATION PEDESTAL
- TRAFFIC SIGN
- SANITARY SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- GAS LINE
- OVERHEAD POWER LINE
- COMMUNICATION/FIBER OPTIC LINE
- GUARD RAIL
- UNDERGROUND POWER
- EDGE OF PAVEMENT

SITE NOTES

SITE AREA = 365.394 SQFT± 8.39 AC.
TAX LOT NO. 202406-9115-05



DATE	2015-07-08	OFFSITE IMPROVEMENTS CONNER HOMES RIVA TOWNHOMES 846 108TH AVE NE, SUITE 200 BELLEVUE, WA 98004	 CORE DESIGN ENGINEERING • PLANNING • SURVEYING	14211 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963	NO.	REVISED/NO.	DATE
DESIGNED	STACIA BLOOM				1	PRE - APPLICATION SUBMITTAL	7/8/15
DRAWN	LISA JOHNSON						
APPROVED	KRISTI PARK						
PROJECT NUMBER		14088C					
SHEET		P03					
OF		5					
PROJECT MANAGER		KEVIN VANDERZANDEN					

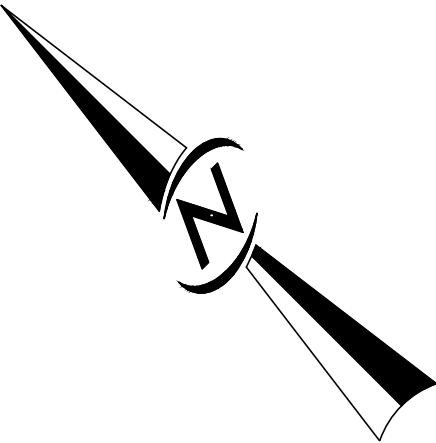


LEGEND

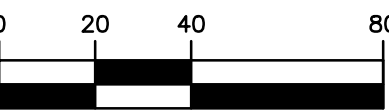
	PROPOSED CONTOUR	
	EXISTING CONTOUR	
	PROPOSED PAVEMENT	20,600 SQFT
	PROPOSED CURB	1,975 SQFT

GRADING QUANTITIES

FILL	=	5,130 CY	138,510 CFT
LESS CUT	=	2,285 CY	61,695 CFT
LESS VAULT (OFFSITE)	=	110 CY	3,000 CFT
LESS VAULT (ONSITE)	=	1,445 CY	39,000 CFT
IMPORT	=	1,290 CY	34,815 CFT



SCALE: 1" = 40'



NO.	1	PRE-APPLICATION SUBMITTAL
REVISIONS		
DATE	7/8/15	

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

ONSITE IMPROVEMENTS
CONNER HOMES
RIVA TOWNHOMES
846 108TH AVE NE, SUITE 200
BELLEVUE, WA 98004

DATE	2015-07-08
DESIGNED	STACIA BLOOM
DRAWN	LISA JOHNSON
APPROVED	KRISTI PARK
PROJECT MANAGER	KEVIN VANDERZANDEN
SHEET	OF
P04	5
PROJECT NUMBER	14088C

